

property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the areasurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the astatements. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements of each of the

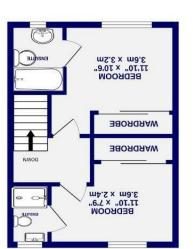
TOTAL FLOOR ARREST, 262 4 4 50, 4 50

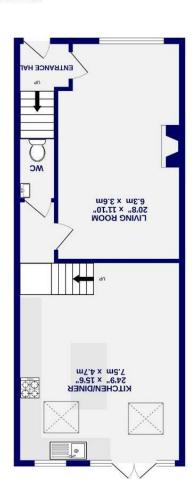
- Ebc c
- Driveway For Parking
- Centre, Hospital, Train Station, Schools, & Retail Parks
- Popular Residential Location on Huntington Road, Close to York City
 - Independently Controlled Via Hive Thermostats
 - Efficient Gas Central Heating Zoned Across Three Areas,
 - South Westerly-Facing Garden With Direct River Access
 - Downstairs WC

Freehold

- Bright, Spacious Living Room
- Integrated Appliances, Central Island & Log Burner
- Extended Kitchen Diner With Underfloor Heating, Shaker-Style Units,
 - Immaculately Presented Modern End- Terraced Townhouse • Two Double Bedrooms, Each With Built-In Wardrobes & En-Suite
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Huntington Road Huntington, York YO31 9BP





321 sq.ft. (29.8 sq.m.) approx.

GROUND FLOOR
510 sq.ft. (56.7 sq.m.) approx.



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Offers Over £350,000



2



Perfectly positioned within a short distance of York city centre, York Hospital, and the train station. This beautifully extended two-bedroom end-terraced home offers a rare combination of riverside charm, comfort, and convenience. On the popular Huntington Road, making it a particularly attractive home for a variety of buyers seeking modern living with a tranquil riverside touch.

Downstairs, you're welcomed by an entrance hall that leads into a spacious living room where natural light comes in from a large front-facing window, complemented by elegant wooden flooring and a bespoke feature fireplace that adds warmth and character. The extended kitchen diner is a bright and sociable space with Velux windows and French doors that open directly onto the generous garden. Featuring shaker-style units, integrated appliances, a large central island, offering ample storage and worktop space, underfloor heating, and a cozy log burner, the kitchen balances practicality for everyday living. A handy downstairs WC further enhances the functionality and flow of the home's well-considered layout.

Upstairs, two double bedrooms each feature built-in wardrobes and their own three-piece en-suite bathrooms—providing privacy and comfort.

Externally, the South Westerly-facing two-tiered garden is beautifully laid out with lawn and patio areas, giving direct access to the river—for relaxing or entertaining, enclosed by fencing and original brick boundaries. Driveway to the front of the property for parking adds everyday convenience.



















